

ganc



AWAITING
CORRECTED
COPY

ORDINANCE NUMBER 2134

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A PRIVATE CLUB LOCATED AT 13233 STEMMONS FREEWAY AND WITHIN THE PLANNED DEVELOPMENT NUMBER 25 ZONING DISTRICT (PD-25); PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A SITE PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with referenced to the granting of a specific use permit under the Comprehensive Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a private club for the consumption, serving and storage of alcohol in the PD-25 zoning district.

SECTION 2. That the private club shall be located within the building designed as 13233 Stemmons Freeway and more specifically described in Exhibit "A" (subject property).

SECTION 3. That construction and use of the subject property shall strictly comply with the site plan submitted to and approved by the City Council and attached herein as Exhibit "B".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a Specific Use Permit for a private club in the PD-25 zoning district.

SECTION 5. That consumption of alcoholic beverages is strictly limited to members of JoJo's Restaurant.

SECTION 6. That the use of the subject property as a private club be contingent upon the operation of the club being under the direct administration of JoJo's Restaurant, Inc.

SECTION 7. That JoJo's Restaurant will use the subject property as a private club as so indicated on the approved site plan and attached as Exhibit "B".

SECTION 8. That, should JoJo's Restaurant fail to comply fully with any of the provisions of this ordinance, as determined by the City Council, a zoning case may be initiated by the City for the purpose of rezoning the property and removing the Specific Use Permit for the private club use.

SECTION 9. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2000.00) dollars for each offense.

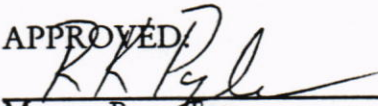
SECTION 10. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 11. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

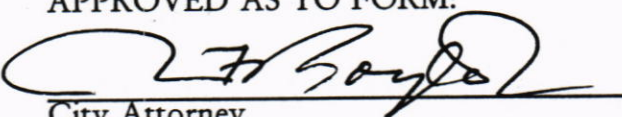
SECTION 12. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 15th day of August, 1994.

APPROVED:


Mayor Pro Tem

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Secretary

Doc. #5867A
MS/ah
9/19/80
#547

LEGAL DESCRIPTION
jojos Restaurant
I. H. 35-E and Valley View Lane
Farmers Branch, Texas

Legal description for the jojos Restaurant tract at I. H. 35-E and Valley View Lane, Farmers Branch, Texas.

Field notes for 37,518 square feet of land more or less located at the northwest intersection of I. H. 35-E and Valley View Lane, Farmers Branch, Texas, and being more particularly described as follows:

Commencing from the intersection of the westerly right-of-way of I. H. 35-E and the northerly right-of-way of Valley View Lane and proceeding along the westerly right-of-way of I. H. 35-E the following courses:

N 14° 32' 00" W a distance of 97.57 feet to an angle point;

N 12° 34' 24" W a distance of 77.44 feet to a point being the southeastern corner of this tract and POINT OF BEGINNING.

Thence: N 12° 34' 24" W a distance of 23.21 feet along the westerly right-of-way of I. H. 35-E to a point of curvature.

Thence: Along a curve to the right along the westerly right-of-way of I. H. 35-E a distance of 140.76 feet having a radius of 11610.00 feet to a point being the northeastern corner of this tract.

Thence: Along the following courses establishing the northerly boundary line of this tract:

S 73° 31' 39" W a distance of 213.26 feet to an interior corner;

S 16° 28' 21" E a distance of 139.60 feet to an angle point;

S 71° 46' 00" W a distance of 82.15 feet to a point;

S 16° 28' 21" E a distance of 30.60 feet to a point establishing the southwestern corner of this tract.

Thence: N 71° 46' 00" E a distance of 289.50 feet establishing the southerly boundary line of this tract to a point on the westerly right-of-way of I. H. 35-E being the southeastern corner, POINT OF BEGINNING and POINT OF CLOSURE containing 37,518 square feet of land more or less.

NOTE: This legal description is based upon plan of the northwest intersection of I. H. 35-E and Valley View Lane, Farmers Branch, Texas. Measurements and distances are scaled or calculated, subject to a final survey by a registered engineer or registered surveyor.

EXHIBIT "A"

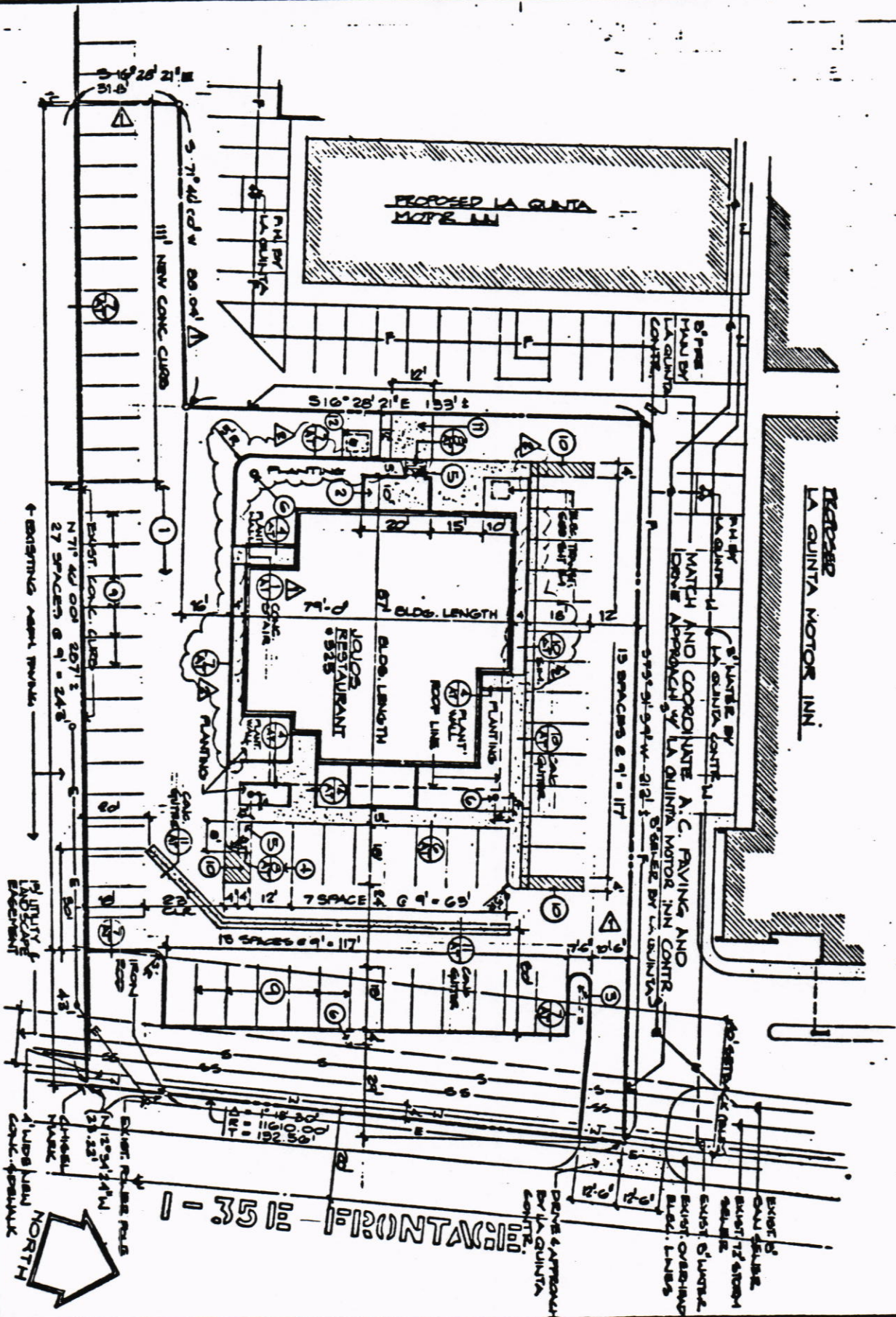
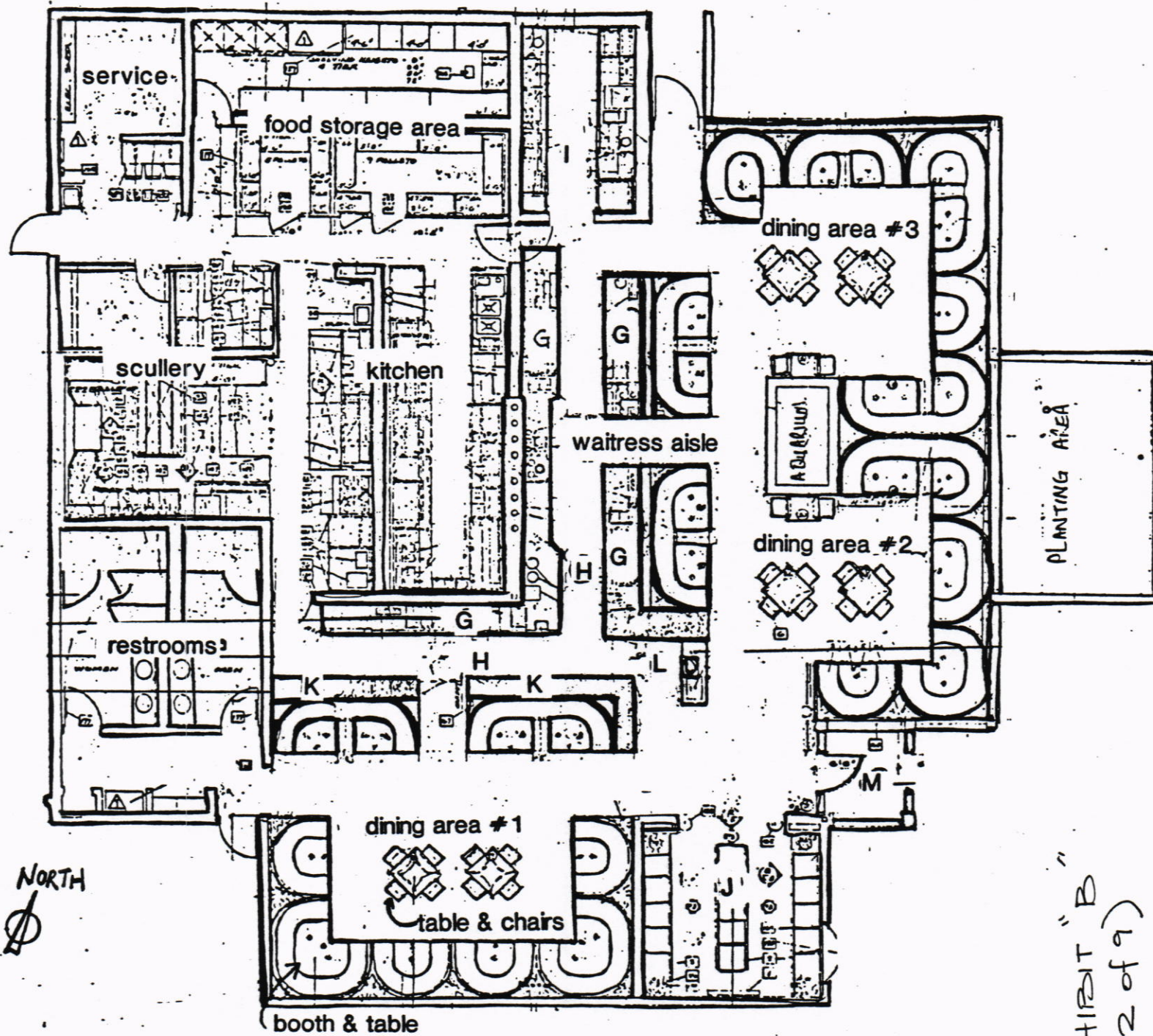


EXHIBIT "B"
(1 of 9)

REVISIONS		
Δ	JCA #1	4-10-79
Δ	X2 #5	2-21-80

SITE PLAN

2c



FLOOR PLAN

(2d)

EXHIBIT "B"
(2 of 9)

**JOJO'S RESTAURANT
FLOOR PLAN LEGEND**

G - COUNTERS AT WAITRESS' AISLE

I - DESSERT STATION

H - WAITRESS' AISLE

J - WAITING AREA

K - 6 FOOT TALL CABINET DIVIDER WITH PLANTS ON TOP

L - PIE CASES

M - MAIN ENTRANCE

***ALL DISTILLED LIQUORS WILL BE STORED ON COUNTER (G) IN WAITRESS' AISLE (H) FACING THE DINING AREA #1, ALL DRINKS WILL BE POURED AT THAT LOCATION AND WILL BE OUT OF CUSTOMER'S VIEW.**

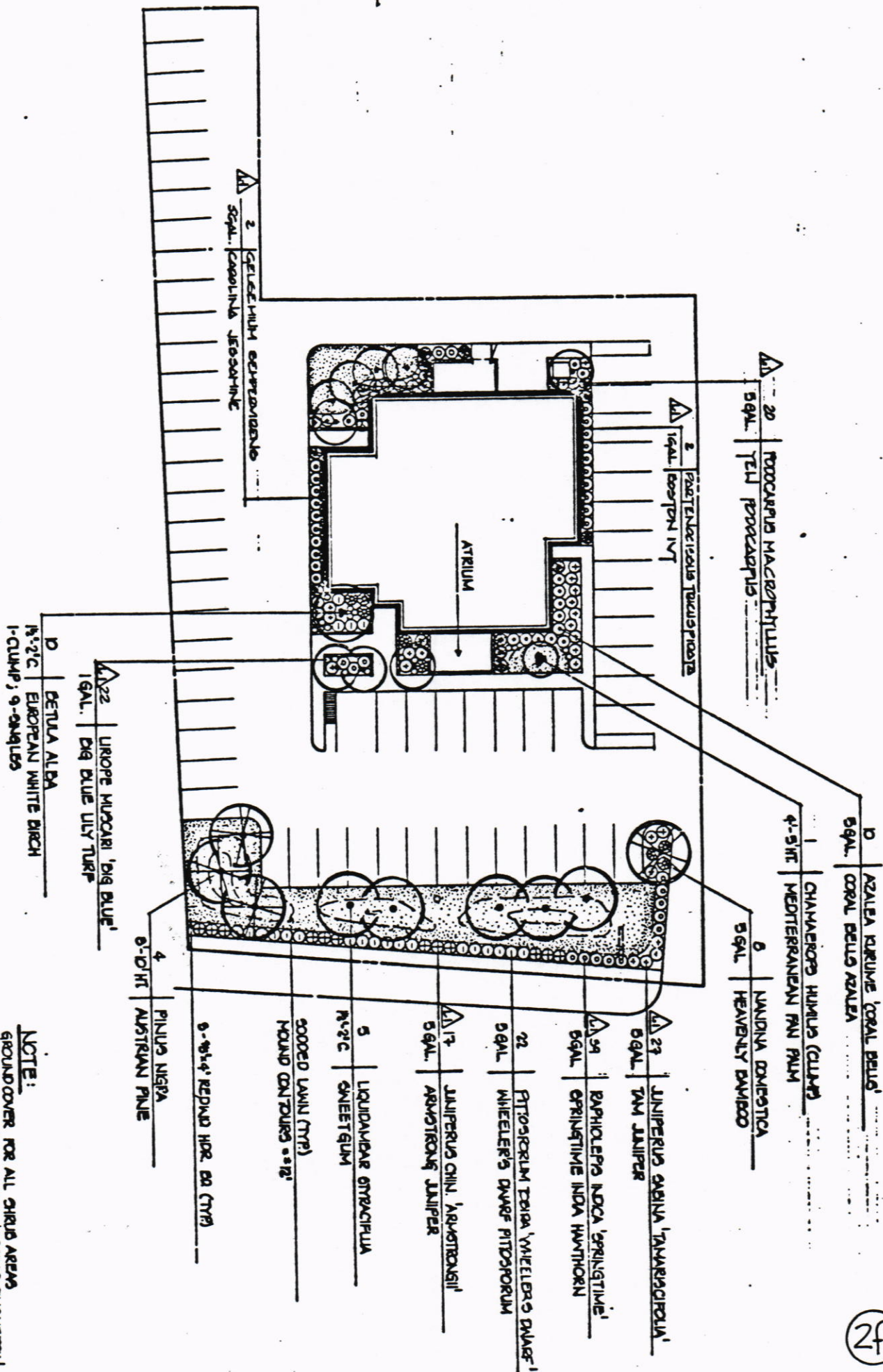
TOTAL NUMBER OF SEATS: AT DINING AREA #1 IS 44
 AT DINING AREA #2 IS 34
 AT DINING AREA #3 IS 46

TOTAL SEATING: 124

EXHIBIT "B"
(3 of 9)

(4 of 9)

2f



NOTE:

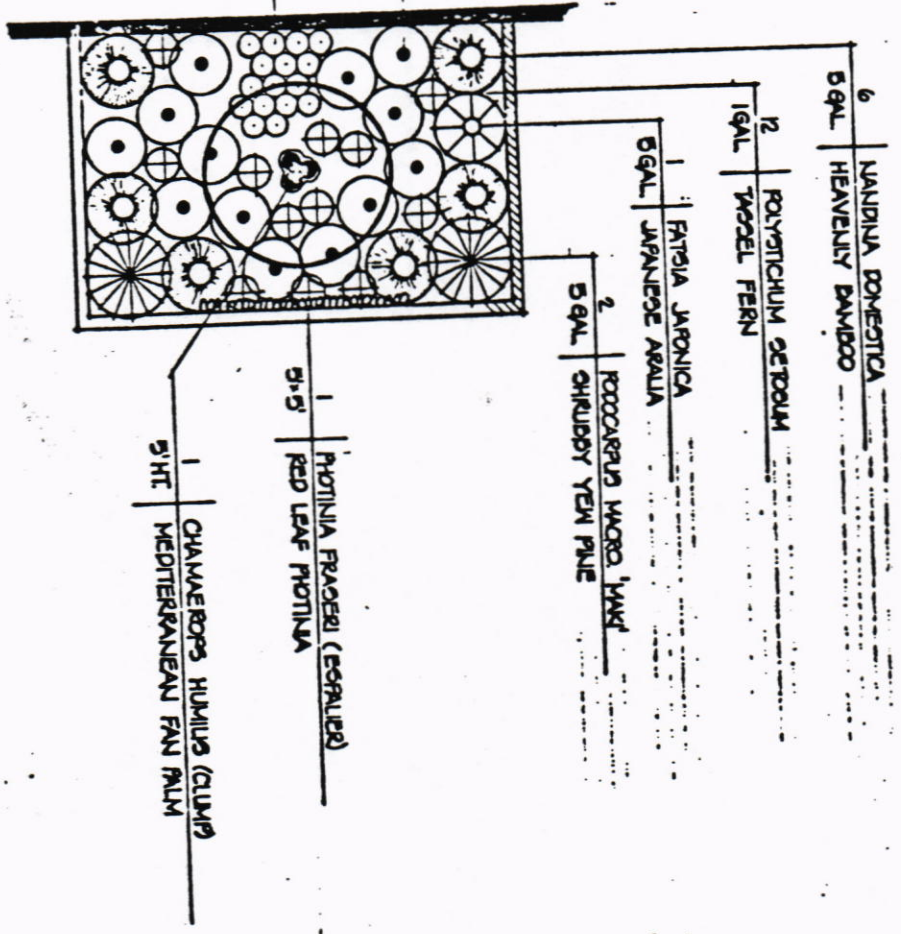
GROUND COVER FOR ALL SHRUB AREAS
TO BE POTENTILLA VERNA - 'SPRING CINQUEFOIL'
• 10" AC. FROM FLATA

IF ANY OF THE PLANTS ON THIS PLAN ARE NOT AVAILABLE OR WILL NOT SURVIVE THE CLIMATE, PLEASE CONTACT THIS OFFICE WITH ALTERNATIVES AND SUGGESTIONS.

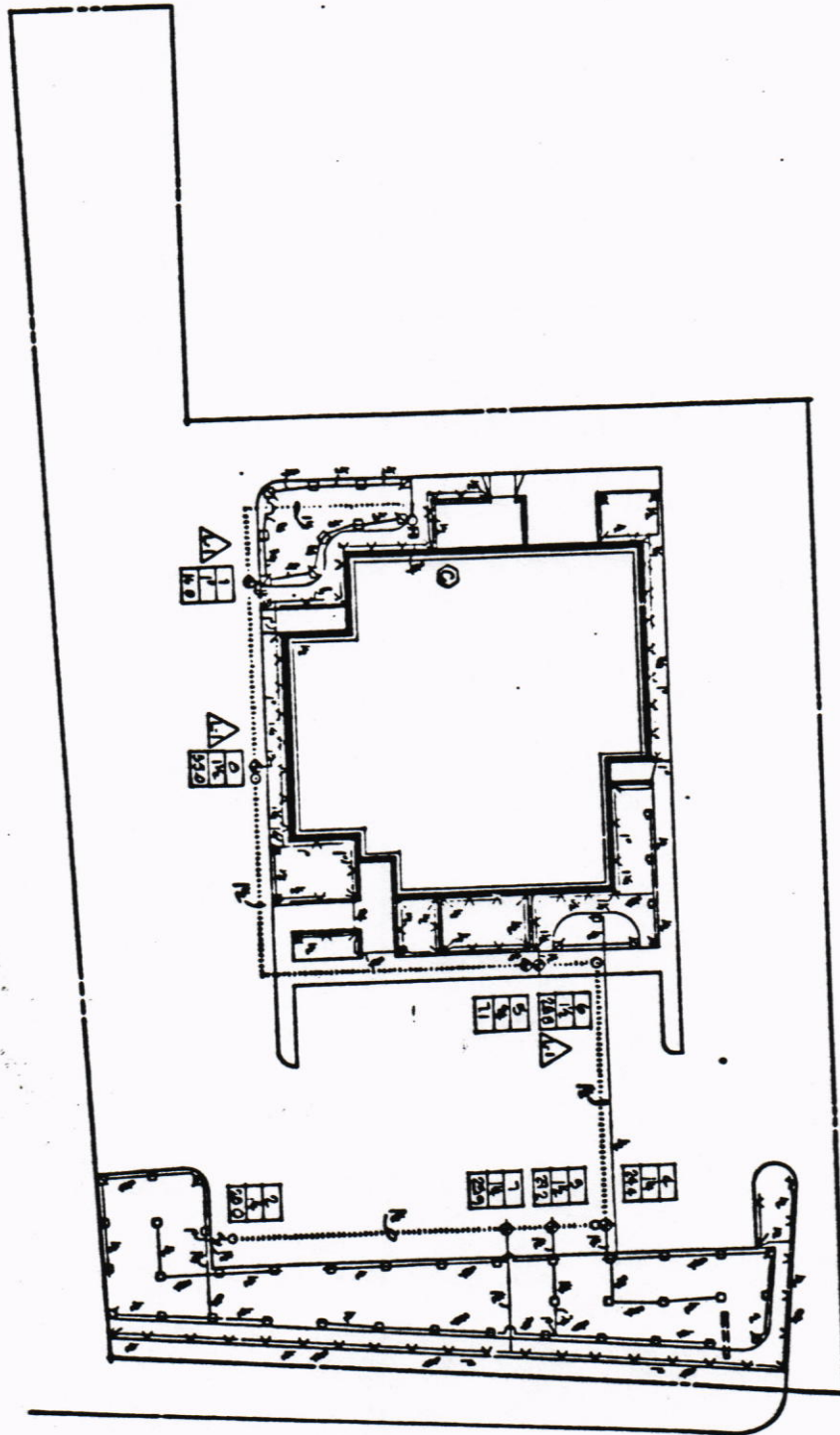
LANDSCAPE PLAN

15	AZALEA KURUME 'CORAL BELLS'
5 GAL	CORAL BELLS AZALEA
6	PEGONIA SEMPERFLORENS
10" DIA	PEGONIA PEGONIA

NOTE:
 ATRIUM GROUNDCOVER TO BE
 AUGA BEPTANS - DARTLET DWARF!
 8" OC FROM PLANT



ATRIUM PLANTING 4'x10'



IRRIGATION PLAN

EXIST "B" (6 of 9)

IRRIGATION PLAN LEGEND

(2)

SPRINKLER LEGEND AND NOTES

- PROVIDE PVC SCHEDULE 40 SLEEVES WHEREVER LATERAL OR MAIN SPRINKLER LINES PASS THROUGH OR GO UNDER PAVEMENT, PAVING, ETC.
- PROVIDE PVC SCHEDULE 40 CONDUIT FOR CONTROLLER WIRES WHEREVER CONNECTION BETWEEN ELECTRIC VALVE AND CONTROLLER PASSES THROUGH OR GOES UNDER PAVEMENT, PAVING, ETC.
- ALL SYSTEMS ARE SHOWN SCHEMATICALLY AND ARE TO BE LOCATED IN PLANTING AREAS.
- ALL VALVES TO BE IN METRIC VALVE BOXES WITH COVERS.
- ALL IRRIGATION SYSTEMS TO HAVE AN APPROVED WINTER DRAIN AS PER CITY REQUIREMENT.

CONTROLLER STATION NUMBER

VALVE SIZE
S.P.M.

PVC CLASS 315 PLASTIC PIPE MAIN SPRINKLER LINE (SIZE NOTED).

PVC CLASS 240 PLASTIC PIPE LATERAL SPRINKLER LINE (SIZE NOTED).

1 1/2 INCH P-720 PRESSURE TYPE VACUUM BREAKER. 200

9 P.O.C. BY ORDER 1 1/2 INCH GATE VALVE.

SYMBOL	WIRE/VALVE	MODEL	P.S.I.	S.P.M.	RADIUS	REMARKS
□	HOODY POP-UP	6" 84400 400 0	70	3.2	12 1/2 FT.	
⊕	HOODY POP-UP	6" 84400 500 0	70	3.8	12 1/2 FT.	
⊕	HOODY POP-UP	6" 84400 600 0	70	4.2	12 1/2 FT.	
⊕	HOODY FLAT SPRINKLER SPRAY	3/4" 84400 400 0	70	1.83	8 FT.	
⊕	HOODY FLAT SPRINKLER SPRAY	3/4" 84400 500 0	70	2.1	8 FT.	
⊕	HOODY AUTOMATIC CONTROLLER	844-100				IN STORAGE ROOM
⊕	HOODY ELEC. REMOTE VALVE	844-100 RL				W/PISTON CONTROL
⊕	HOODY QUICK COUPLER	844-100 RL				
⊕	HOODY POP-UP	6" 84400 500 0	70	3.8	12 1/2 FT.	
⊕	HOODY POP-UP	6" 84400 600 0	70	4.2	12 1/2 FT.	
⊕	HOODY ELEC. REMOTE VALVE	844-100 RL				

IRRIGATION SYSTEM DESIGNED FOR 80 PSI R/W. NOTE: All main line and or sprinkler line along building to be at 12" minimum from the wall.

EXHIBIT "B" (7 of 9)

NOTE:
GROUND COVER FOR ALL SHRUB AREAS
TO BE POTENTILLA VERNA - 'SPRING CINQUEFOIL'
• 10" OC. FROM FLATS

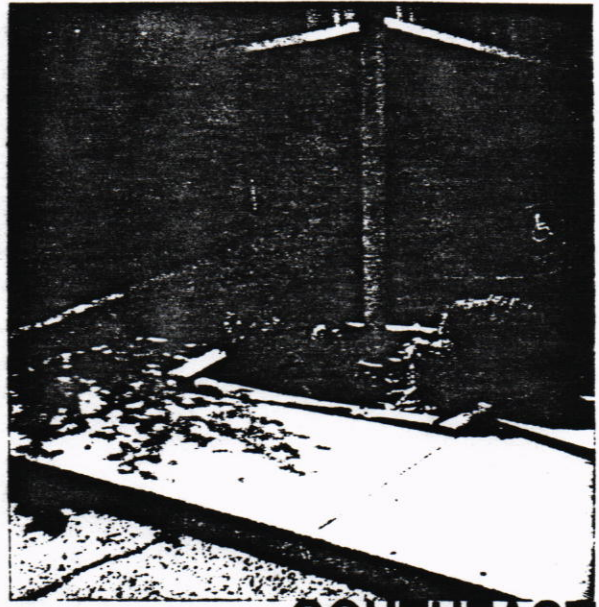
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CLIMATE, PLEASE CONTACT THIS OFFICE
WITH ALTERNATIVES AND SUGGESTIONS.



ELEVATIONS



WEST



SOUTHEAST



EAST



SOUTH

(2)

EXHIBIT "B" (8 of 9)



NORTH



(2k)

EAST

EXHIBIT "B" (9 of 9)

**JOJO'S RESTAURANT
FLOOR PLAN LEGEND**

G - COUNTERS AT WAITRESS' AISLE

I - DESSERT STATION

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 AT DINING AREA #3 IS 46

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EXHIBIT "B"
(2 of 9)

TO: All Servers
FROM: Mae Kwan
Administrative Manager

1st
SUBMITTAL

The following is a brief review of the rules and procedures that should be in use for serving alcoholic beverages.

- 1) Alcoholic beverages may be served during the following hours:

Monday through Friday -- 7:00 A.M. to 12:00 midnight
Saturday -- 7:00 A.M. to 1:00 A.M. Sunday
Sunday -- 10:00 A.M. to 12:00 midnight
Only the stores hold a late hour license can be served drinks til 2:00 A.M. every day.
- 2) Legal age to purchase alcoholic beverage is 21 years old. In order to be served alcoholic beverage, server must be 18 years of age.
- 3) Servers must input their order into POS and show the manager the ticket before she or he will make or serve the drinks.
- 4) Write "BAR" on the check with alcoholic beverage.
- 5) At the end of the shift, gather all your bar checks and total up to make sure it balance with your end-day report.
- 6) Please ask for I.D. if you have any doubts about the age of the guest. The acceptable identification is either driver's license or any military identification with picture.
- 7) Inform the manager if you think a guest has his or her limit.
- 8) Guest needs to pay all alcoholic beverages by 12:00 midnight and all glassess off the table by 12:15 A.M. Only those restaurants with a late hour permit can serve until 2:00 A.M.
- 9) Our restaurant have a house rule, if a guest is under 21 years of age, we WILL NOT serve them any alcoholic beverages.

10) An intoxicated guest may showed signs of:

- a) slurred speeches
- b) talking with loud voice
- c) in an intense argument
- d) sudden change in mood

If you have an intoxicated guest, try to keep her or him in your restaurant and serve them coffee or any non- alcoholic drinks, because time will help them to dissolve the alcohol within their liver organ. unless the guest is bordering other guests in restaurant or insist to leave, then you must inform the police at once.